



U.S. Department of Housing and Urban Development

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Washington, DC 20410
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Environmental Review for Activity/Project that is Categorically Excluded Subject to Section 58.5

Pursuant to 24 CFR 58.35(a)

Project Information

Project Name: Fadul Residence Rehab

Responsible Entity: City of Hialeah

Grant Recipient (if different than Responsible Entity): **Carlota Fadul**

State/Local Identifier: Florida, City of Hialeah

Preparer: Leonard J. Grandio Jr.

Certifying Officer Name and Title: Carlos Hernandez, Mayor

Consultant (if applicable):

Direct Comments to:

Leonard J. Grandio Jr., Program Specialist III
lgrandio@hialeahfl.gov

Project Location: 7369 West 18 Avenue; Hialeah, Fl 33014

Description of the Proposed Project [24 CFR 50.12 & 58.32; 40 CFR 1508.25]:

The project is a residential rehabilitation for a single family residence. There will be no new ground disturbance, density increases, expansion of footprint or changes in use.

Level of Environmental Review Determination:

Categorically Excluded per 24 CFR 58.35(a), and subject to laws and authorities at §58.5: This categorically excluded activity/project cannot convert to Exempt status because one or more statutes or authorities listed in Section 58.5 requires formal consultation or mitigation.

Funding Information

Grant Number	HUD Program	Funding Amount
RR-2016-128	CDBG	\$35,000.00

Estimated Total HUD Funded Amount: \$35,000.00

Estimated Total Project Cost (HUD and non-HUD funds) [24 CFR 58.32(d)]: \$95,000.00

Compliance with 24 CFR 50.4, 58.5, and 58.6 Laws and Authorities

Record below the compliance or conformance determinations for each statute, executive order, or regulation. Provide credible, traceable, and supportive source documentation for each authority. Where applicable, complete the necessary reviews or consultations and obtain or note applicable permits of approvals. Clearly note citations, dates/names/titles of contacts, and page references. Attach additional documentation as appropriate.

Compliance Factors: Statutes, Executive Orders, and Regulations listed at 24 CFR §58.5 and §58.6	Are formal compliance steps or mitigation required?	Compliance determinations
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.6		
Airport Hazards 24 CFR Part 51 Subpart D	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	No effect. Not located within 3,000 feet of civil airport of significant size or within 2.5 miles of a military airfield. See Airport Distance Map in Appendix I.
Coastal Barrier Resources Coastal Barrier Resources Act, as amended by the Coastal Barrier Improvement Act of 1990 [16 USC 3501]	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	Project not located in CBRA area. Site is 11.06 miles from the nearest coastline. See Seacoast Map and CBRA map in Appendix I.
Flood Insurance Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC	Yes No <input checked="" type="checkbox"/> <input type="checkbox"/>	Site is located in a Special Flood Hazard Area (Zone AH 7). Mandatory flood insurance must be purchased and maintained for the life of the building to meet requirements. Property currently has flood

5154a]		insurance. See Flood Insurance Worksheet and FIRM Map in Appendix I. Homeowner has provided a copy of flood insurance.
STATUTES, EXECUTIVE ORDERS, AND REGULATIONS LISTED AT 24 CFR 50.4 & 58.5		
Clean Air Clean Air Act, as amended, particularly section 176(c) & (d); 40 CFR Parts 6, 51, 93	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	No impact. Project does not include transportation facilities or stationary sources, and will not produce increased emissions. Comfort air conditioning and ventilation systems are exempt according to HUD guidance date December 2009. Rehabilitation project will have zero emissions and no impact on air quality. Project type not applicable.
Coastal Zone Management Coastal Zone Management Act, sections 307(c) & (d)	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	No impact due to rehabilitation of existing structure in an urban area. No new ground disturbance, increased density or expansion of footprint. CZMA concurrence not triggered.
Contamination and Toxic Substances 24 CFR Part 50.3(i) & 58.5(i)(2)	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The project site and adjacent properties are free of hazardous materials, contamination, toxic radioactive materials (§ 50.3(i)) chemicals, gasses, and radio active substances which could affect the health, safety, and welfare of occupants or conflict with the intended use. No hazards observed during field visit on April 3, 2017.
Endangered Species Endangered Species Act of 1973, particularly section 7; 50 CFR Part 402	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	No impact due to rehabilitation of existing structure in an urban area. No new ground disturbance, increased density or expansion of footprint. No further action required.
Explosive and Flammable Hazards 24 CFR Part 51 Subpart C	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	No hazardous operations near project. No above ground storage tanks in line of site of project. Site located in residential and commercial neighborhood. No industrial operations. No hazards observed during field visit on April 3, 2017.
Farmlands Protection Farmland Protection Policy Act of 1981, particularly sections 1504(b) and 1541; 7 CFR Part	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	Site is in an existing urban neighborhood. No farmlands are affected. See satellite map in Appendix I

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Floodplain Management Executive Order 11988, particularly section 2(a); 24 CFR Part 55	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	No impact due to minor rehabilitation of existing structure in an urban area. No change in uses, increased density, or expansion of footprint. Site is in Special Flood Hazard Area (Zone AH 7) but 8-step process not triggered on this project type. Project cost does not exceed 50% of building value. See FIRM Map and market value estimate (Zillow) in Appendix I.
Historic Preservation National Historic Preservation Act of 1966, particularly sections 106 and 110; 36 CFR Part 800	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	No impact due to rehabilitation of existing structure in an urban area. No new ground disturbance, increased density or expansion of footprint. SHPO concurrence not required.
Noise Abatement and Control Noise Control Act of 1972, as amended by the Quiet Communities Act of 1978; 24 CFR Part 51 Subpart B	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	Project is minor rehab of existing structure, noise not required to be attenuated. No further action.
Sole Source Aquifers Safe Drinking Water Act of 1974, as amended, particularly section 1424(e); 40 CFR Part 149	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	The site is located within the Biscayne Aquifer but project consists of rehab of existing structure only. No new ground disturbance, increased density or expansion of footprint. No further action required. See Sole Source Aquifer Worksheet and Map in Appendix I.
Wetlands Protection Executive Order 11990, particularly sections 2 and 5	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	Site is not in a Wetlands Protected Area. See Wetland map in Appendix I
Wild and Scenic Rivers Wild and Scenic Rivers Act of 1968, particularly section 7(b) and (c)	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	Site is not located near a wild or scenic river. No scenic rivers are located near site. See inventory sheet of Wild & Scenic Rivers in Appendix 1.
ENVIRONMENTAL JUSTICE		
Environmental Justice Executive Order 12898	Yes No <input type="checkbox"/> <input checked="" type="checkbox"/>	No adverse or disproportionate environmental effects on low income or minority populations. Project will improve the residence and living situation for a household with special needs. No action required.

Field Inspection (Date and completed by): Field inspection completed by Leonard Grandio Jr. on April 3, 2017. There was some mildew smell upstairs and drywall in different areas of the house that has water leaks stains, and drywall in these areas will be replaced. No toxic, contaminated, hazardous, or flammable operations observed. A lead base paint inspection was done and everything came back negative. See report attached.

Summary of Findings and Conclusions: One checklist item results in formal compliance or mitigation efforts: Flood Insurance. Site is located in Special Flood Hazard Area (Zone AH 7). Mandatory flood insurance will be purchased to meet requirements. See Flood Insurance Worksheet and FIRM Map in Appendix I. Homeowner has provided copy of Flood Insurance and copy is in the file.

"For grants and other non-loan forms of financial assistance, flood insurance coverage must be continued for the life of the building irrespective of the transfer of ownership. The amount of coverage must equal the total project cost or the maximum coverage limit of the National Flood Insurance Program, whichever is less."

Mitigation Measures and Conditions [40 CFR 1505.2(c)]

Summarize below all mitigation measures adopted by the Responsible Entity to reduce, avoid, or eliminate adverse environmental impacts and to avoid non-compliance or non-conformance with the above-listed authorities and factors. These measures/conditions must be incorporated into project contracts, development agreements, and other relevant documents. The staff responsible for implementing and monitoring mitigation measures should be clearly identified in the mitigation plan.

Law, Authority, or Factor	Mitigation Measure
Flood Disaster Protection Act of 1973 and National Flood Insurance Reform Act of 1994 [42 USC 4001-4128 and 42 USC 5154a]	<i>Flood Insurance must be purchased and maintained for the life of the lien. Homeowner has provided copy of the Flood Insurance and is in the file.</i>

Determination:

- ☐ This categorically excluded activity/project converts to **EXEMPT** per Section 58.34(a)(12), because it does not require any mitigation for compliance with any listed statutes or authorities, nor requires any formal permit or license; **Funds may be committed and drawn down after certification of this part** for this (now) EXEMPT project; OR
- ☒ This categorically excluded activity/project cannot convert to Exempt status because one or more statutes or authorities listed at Section 58.5 requires formal consultation or mitigation. Complete consultation/mitigation protocol requirements, **publish NOI/RROF and obtain "Authority to Use Grant Funds"** (HUD 7015.16) per Section 58.70 and 58.71 before committing or drawing down any funds; OR
- ☐ This project is not categorically excluded OR, if originally categorically excluded, is now subject to a full Environmental Assessment according to Part 58 Subpart E due to extraordinary circumstances (Section 58.35(c)).

Preparer Signature: _____ Date: **April 25, 2017**

Name/Title/Organization: **Leonard J. Grandio Jr., Program Specialist III**

City of Hialeah

Responsible Entity Agency Official Signature:

Date: _____

Name/Title: **Carlos Hernandez, Mayor**

This original, signed document and related supporting material must be retained on file by the Responsible Entity in an Environmental Review Record (ERR) for the activity/project (ref: 24 CFR Part 58.38) and in accordance with recordkeeping requirements for the HUD program(s).